

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
May 13, 2014**

MEMBERS PRESENT: Kevin Cole, Chairman
Joe Wise, Vice-Chairman
Greg Cox, Secretary
Jenny Brock
Brenda Clarke
Jamie Povlich
Jim Woods
Dan Rutledge

MEMBERS ABSENT: Thomas Hord
John Hunter, Assistant Secretary

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Jessica Harmon, Planner
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector
Travis Olinger, W/S Engineering Service Coordinator
Allen Cantrell, City Engineer
Jim Epps, City Legal Council

Chairman Cole called the meeting to order at 6:00 p.m. Commissioner Wise gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on April 08, 2014, were approved by 7 – 0 – 1 (Cole).

The first item on the agenda was to consider Final Plat approval of Cedar Rock Village, Phase III, a 23-lot, 8.1 acre subdivision located off North Roan Street. The property is zoned RP-3 and the petitioner is the Windsor/Aughtry Company.

Public Hearing was held and no one spoke.

**Motion: Woods
Second: Clarke**

To recommend Final Plat approval of Cedar Rock Village, Phase III conditioned upon a \$75,000 bond.

The motion passed by an 8 – 0 vote.

The second item on the agenda was to consider Final Plat approval of Park Place, Phase I, Lot 1 Block E Subdivision. There is a variance request to waive the requirement for a drainage and utility easement along the common property line of the two lot subdivision. The property is zoned RP-3 and the petitioner is Mr. Gary Phillips.

Public Hearing was held and no one spoke.

Motion: Wise
Second: Povlich

To recommend Final Plat approval of Replat of Park Place, Phase I, Lot 1 Block E.

The motion passed by an 8 – 0 vote.

The third item on the agenda was to consider the Annexation, Plan of Services, B-4 Zoning and Concept Plan for 4506 Bristol Highway. The property is located within the Urban Service Area, and annexation is requested by the property owner.

Public hearing was held and no one spoke.

Motion: Brock
Second: Woods

To recommend approval of the Annexation, Plan of Services, B-4 Zoning and Concept Plan for 4506 Bristol Highway.

The motion passed by an 8 – 0 vote.

The fourth item on the agenda was a request to consider Rezoning Request #982 and Concept Plan for property located at 4504 Bristol Highway from R-2 (Low Density Residential) to B-4 (Planned Arterial Business). The petitioner, Wade Hughes, proposes to combine two lots and construct three commercial buildings on the property.

Public hearing was held.

Steve Ellis, Highland's Engineering, was present on behalf of Wade Hughes making himself available to any questions or comments regarding the rezoning request.

Motion: Povlich
Second: Brock

To recommend approval of Rezoning Request #982 and Concept Plan for property located at 4504 Bristol Highway from R-2 (Low Density Residential) to B-4 (Planned Arterial Business).

The motion passed by an 8 – 0 vote.

The fifth item on the agenda was a request to consider zoning ordinance text amendments to the Design Overlay (DO) District. The amendments will revise the design standards for exterior building walls visible from the designated roadway or abutting residential development.

Public hearing was held and no one spoke.

Motion: Clarke
Second: Wise

To recommend approval of text amendments to the Design Overlay (DO) District.

The Motion passed by an 8 - 0 vote.

The last item on the agenda was a request to consider amendments to the Planning Commission Bylaws but was withdrawn from the agenda by a unanimous vote.

Public hearing was held and no one spoke.

Motion:
Second:

There being no further business, the meeting was adjourned at 6:20 p.m.

APPROVED:

SIGNED:

Kevin Cole, Chairman

Greg Cox, Secretary